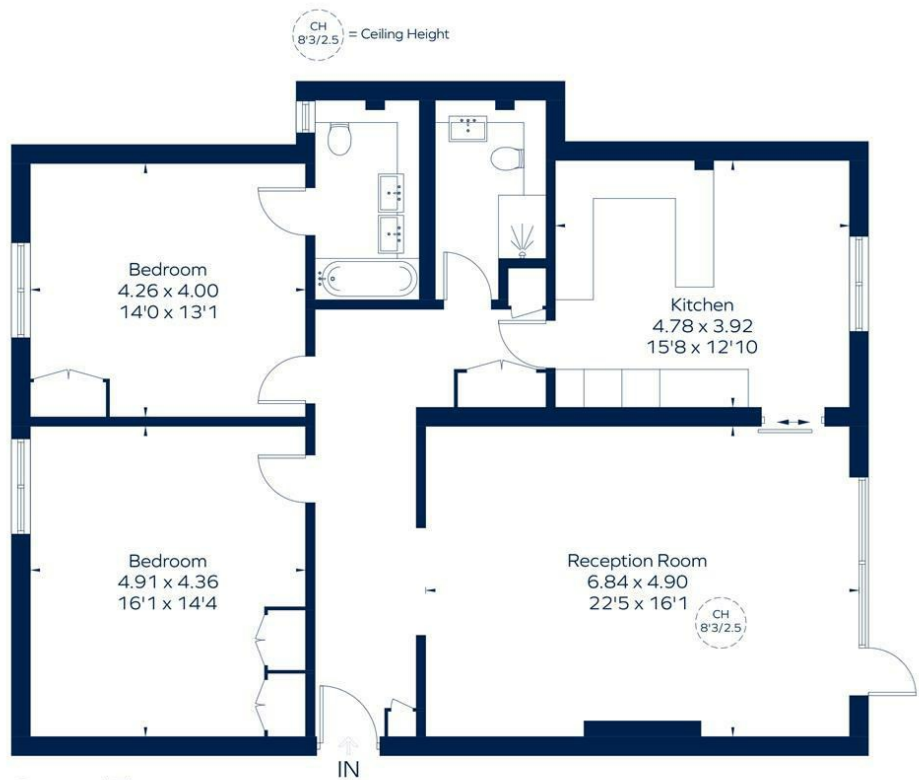


**HAYES COURT**

Approximate Gross Internal Area = 1310 sq. ft. (121.7 sq. m.)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID: 945933

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Sunnyside, Wimbledon Village, SW19 4SH  
Guide Price £1,250,000 Share of Freehold



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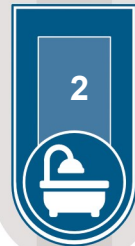
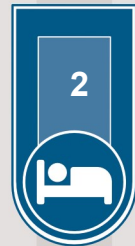
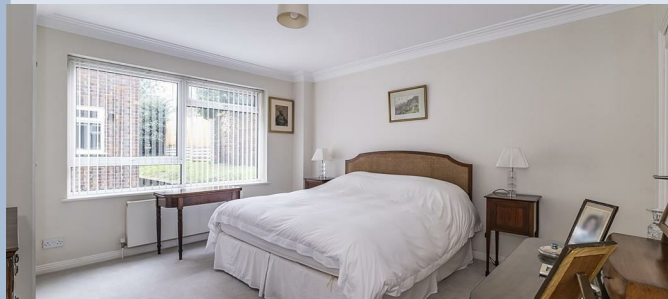
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THE LOCATION

Situated in a quiet cul-de-sac location within a couple of minutes walk of the Village High street with it's eclectic mix of shops, restaurants, cafes and bars. The beautiful open space of Wimbledon Common is just 5 minutes walk whilst Wimbledon Station is 6 minutes walk away.



THE PROPERTY

An exceptionally spacious and beautifully presented ground floor 2 bedroom, 2 bathroom flat with far reaching views within this sought after block in the heart of Wimbledon Village. The flat is sold with a Share of Freehold and a garage.

This stunning flat is located on the ground floor of this purpose built apartment building and enjoys far reaching south easterly views. The flat has been well maintained by the current owner. This generously proportioned flat comprises: a large living room with doors out to the communal garden (which no one in the block uses accept the current owner of this flat); principal bedroom suite with built-in wardrobes and en-suite bathroom; a second spacious bedroom again with a built-in wardrobes; a family shower room; and a bespoke kitchen/dning room with quality appliances and generous cupboard space.

To the rear of the building is the garage and there is sufficient off-street parking as well.  
Council Tax Band F.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.